

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1527-1531 U Street SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>February 23<sup>rd</sup>, 2022</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>HP 23 - 177</b>	<b>X</b>	Alteration
		<b>X</b>	New Construction Subdivision

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The applicant and architect, Adam Carballo, seeks concept review for the renovation of an existing semi-detached single-family dwelling at 1531 U Street SE, a subdivision to create two lots, and construction of two attached houses. The existing property is a two-story house that was built in 1879 as one in a row of two which has been significantly altered with a semi-enclosed porch, new window openings, and vinyl siding.

**Proposal**

The concept calls for repair of the front façade and to construct a rear addition on the existing building. The proposed subdivision would subdivide the property into three separate lots, and subsequent construction of a duplex at 1529 and 1527. The lots will be 21’9”, 17’, and 17’ in width and 90’ in length. 1531 will be separated from the new construction by a proposed 5’0” side yard. The new houses would be two stories (28’ tall) with one-story bay projections, primary entrances with basement entries below, simple punched windows with flat casing, and mansard roofs with cornices.

**Evaluation and Recommendation**

While generally compatible in its intent, the proposed renovation of 1531 requires a demolition plan with the repair and replacement materials identified, including the siding material. HPO recommends the design correct the altered windows back to the original openings on the second floor. The porch must retain its traditional features including the columns and brackets. The replacement material including the entry door must be identified.

The proposed subdivision is compatible with the character of the historic district, as it will create lots commensurate in width and depth with the prevailing patterns of development.

The general massing and scale of the proposed new construction are in character with the neighboring properties and compatible with the historic district. However, further refinement is needed. The new construction design should relate to 1517 and 1515 rather than to the altered 1531 property. The proposal should include a fully covered porch, and the window and door openings should be studied and revised to be more symmetrical. HPO recommends developing detailing for the window trim, porch, and cornice similar to features found on traditional houses in Anacostia Historic District.

*HPO recommends the applicant revise the proposal and return to the Board for further review.*

*Staff Contact: Imania Price*